

APPROVED: Meeting No. 37-97

ATTEST: *Paula Jewell*

MAYOR AND COUNCIL
ROCKVILLE, MARYLAND
Meeting No. 29-97

June 30, 1997

The Mayor and Council convened in Worksession in the Council Chamber, Rockville City Hall, 111 Maryland Avenue, Rockville, Maryland, on June 30, 1997 at 7:47 p.m.

PRESENT

Mayor Rose G. Krasnow

Councilmember Glennon Harrison

Councilmember James T. Marrinan

Councilmember Robert J. Wright

ABSENT

Councilmember Robert E. Dorsey

In attendance were City Manager Rick Kuckkahn, City Clerk Paula Jewell, Deputy City Manager Julia Novak, Chief of Planning Lisa Rother, Community Development Program Manager Ed Duffy, Public Works Director Hal Cranor, Planner III Al Stern, Assistant to the City Manager Thomas E. Thomas, and Public Information Officer Karen Shulman.

Re: Worksession to Continue
Discussion of Chestnut Lodge
Concept Plan and Zoning -
Further Discussion and
Instructions to Staff

Mr. Kuckkahn said that there were several issues raised by the Mayor and Council during the June 16 General Session. Staff responded to the Mayor and Council's questions and also to issues raised by the West End Citizens Association, in a memo dated 6/24/97. Ms. Rother commented that Planning staff had met with representatives of the neighborhoods in the Chestnut lodge vicinity. Mayor Krasnow noted the receipt of a letter and petition from Bridget Newton and concerned citizens in the West End neighborhood, requesting that the Mayor and Council reopen the public record for the Hillrose development project.

The following issues were discussed and staff was given further instructions as noted below:

(a) ISSUE: Increased Traffic Density - Concern noted about traffic flow at Route 28 and Great Falls Road and the ability of residents along the road to get in and out of their driveways and side streets. The Mayor and Council are interested in seeing what the traffics volumes are on Maryland Avenue. The State plans to install curbs and gutters to improve pedestrian safety in order to mitigate the site distance problems caused by blind curves on Route 28. Staff should advise whether there is any feasibility in taking control of Falls Road from the State, so that the City could install its own traffic controls. Staff to find out the percentage of large trucks (2 or more axles) that travel on Falls Road.

(b) ISSUE: Adequacy of Sanitary Sewer Lines - Are the public sewer facilities that will serve the proposed development adequate? Staff reported that infiltration

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accounts for 48% of the total flow in the sewer line, and that there was still enough capacity for the Hillrose development.

(c) ISSUE: Stream Definition and Treatment - How to best categorize the stream on the property and whether the appropriate stream buffers have been recommended. Staff feels that the intermittent category was the best definition that applied to the stream. Staff also believes that a 25-foot minimum, non-disturbance buffer on each side of the stream (for a total of 50 feet) is adequate for preserving the existing stream. The 25-foot buffer is the width required by the Maryland Department of the Environment. Staff was asked to obtain information and guidelines on what the County requires. Staff noted that some distinction needed to be made between a forested and non-forested buffer.

(d) ISSUE: Stormwater Management Plan and Implementation - How will stormwater management be coordinated between the Hillrose development and CPC Health's development plans? Staff should take a more global look at the type of stormwater management facilities planned for Rose Hills, Hillrose, and CPC Health.

(e) ISSUE: Proposed Property Side Setback Lines - The Mayor and Council want to specify a minimum of six feet for a setback from the property line for each dwelling unit and the applicant concurred with the Mayor and Council's recommendation.

(f) Other Issues Discussed:

1. Moderately Priced Dwelling Units
2. Mid block walks to make the property more pedestrian friendly
3. Overall number of lots per acre
4. If green space was not considered at all, how much space would there be per acre of developed land. What would be the average lot size per acre be?
5. The Planning Commission's ability to deviate from exploratory application approval. Staff to clarify language regarding the general latitude that the Planning Commission has in approving plans. Staff will bring back some idea of what would be a reasonable deviation and the reasons why.
6. Regarding the request that the record be reopened, there was no desire on the Mayor and Council's part to do so.

Re: Adjournment

There being no further business to come before the Mayor and Council, the meeting was adjourned at 9:33 p.m., to reconvene in General Session at 7:30 p.m., on July 14, 1997, or at the call of the Mayor.